

Regent's Park Estate

HS2 replacement homes: Introduction

AREA PLAN

Camden has been actively opposing the Government's proposals for a new high speed railway from Euston to Birmingham due to the significant negative impacts on our communities. Despite our opposition we have also been planning for the worst case scenario if this project goes ahead to protect our communities' interests and get the best outcome for Camden people. For the residents faced with the prospect of losing their homes, this means building new high quality council homes in their local area close to their families, schools and medical services.

In the summer of 2013 Camden Council started the difficult job of finding locations for replacement homes for those that may be lost due to the Government's proposals for High Speed Rail 2 (HS2). Unfortunately the Metropolitan Police still require the site so it is no longer available. As a consequence, we have identified a number of reserve sites that can provide high quality homes for the start of HS2. The map opposite shows the sites that have been identified. The Council's priority is still to rehouse affected residents within the same area and for new homes to match housing need. New homes would be designed to be of a high quality and to meet the latest space standards set by the Mayor of London. Our initial studies show that together these sites should be able to meet the housing need of those in the red blocks. This is on-going work and nothing has been committed so far, but we are making good progress.

The sites that remain from last summer are:

1. Robert Street car park
2. Rydal Water open space
3. Varndell Street
4. Newlands open space
5. Dick Collins - New TRA hall and housing
6. Cape of Good Hope (not Albany Street Police Station)

The additional areas that have been identified are:

7. Troutbeck rooftop homes
8. Staveley / Newby
9. Camden People's Theatre
10. The Victory pub
11. St Bede's mews houses

Other uses

Within the proposals it is likely we can use this as an opportunity to improve/ provide new facilities for the estate:

- We will work closely with Dick Collins TRA hall users to develop a new hall which suits their needs.
- A number of other community spaces/halls will be provided within areas of new development. We would work with residents to establish what types of facilities would be needed and to identify suitable locations
- We are looking at areas where some new retail space may be provided.
- Landscape improvements would be part of the proposals and we would work with residents to establish what would work best for each area.

The Council are also looking at the estate and other ways it can be improved to achieve wider regeneration objectives, including improvement of the open spaces, car parking provision and safety, access to local shops and the need to create additional affordable homes for those who are in housing need.

Homes affected by HS2

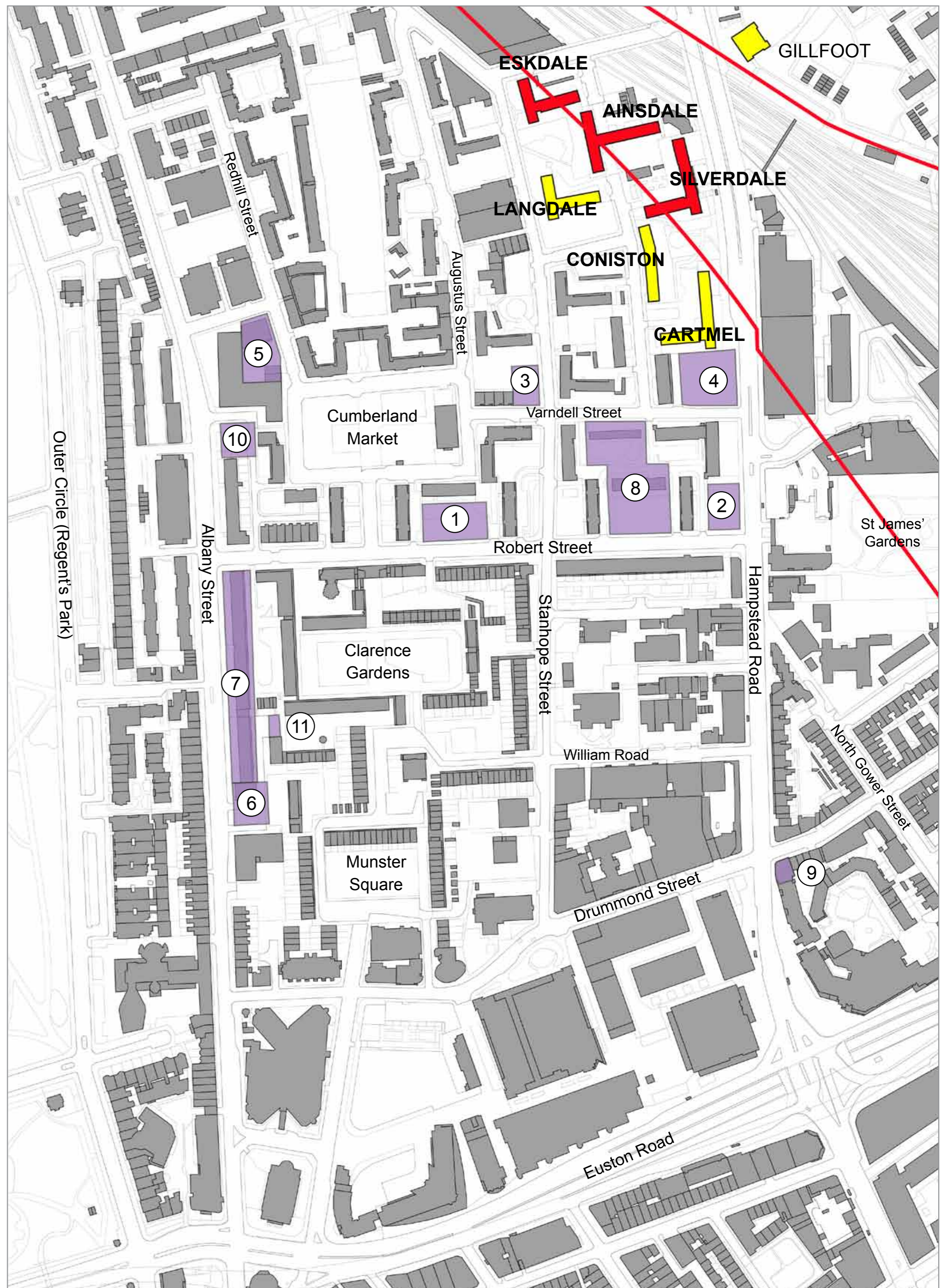
HS2 could result in the demolition of at least 168 council homes (tenants and leaseholders) in the Regent's Park Estate and surrounding area. These are shown as the red blocks on the adjacent plan and are:





- Eskdale
- Ainsdale
- Silverdale

There are also 14 council homes in nearby Cobourg and Melton Street which would be demolished under current Government plans. A number of other blocks have also been identified as being 'at risk' from the proposals for HS2. These are identified as the yellow blocks on the adjacent plan and are as follows:

- Langdale
- Coniston
- Cartmel
- Gillfoot (on the other side of the railway tracks in Amptill estate)

The number of Council rented and leaseholders properties in the red blocks is 136 and 46 respectively including the homes in nearby Cobourg and Melton Street.



-  HS2 safeguarding line
-  HS2 affected blocks
-  Blocks that could potentially be affected by HS2
-  Phase 1 sites

Plan of the Regent's Park Estate and surrounding area showing how HS2 will affect the north west corner, and illustrating the locations for replacement housing

Regent's Park Estate

Sites 6 and 7: Troutbeck rooftop homes and the Cape of Good Hope

The Albany Street Police Station site is no longer available for redevelopment, this means that the initial design ideas we had for the area around the Police Station and the Cape of Good Hope need to be revisited to see how they would now work.

Cape of Good Hope

The Cape of Good Hope pub is still being looked at for its redevelopment potential. It is in a significant location on Albany Street and presents an opportunity to provide an improved entrance to the estate.

We are currently looking at developing the Cape of Good Hope site with a 6 storey building this would be designed to complement the rooftop development at Troutbeck and could deliver between 18 and 22 new homes. New homes in this location would include a mixture of family maisonettes and smaller units. We are also looking at providing a different use at ground floor level, this could be a community facility or a space for shops.

Troutbeck

We are looking at the potential to build new homes at rooftop level on Troutbeck. This block is lower in height than the buildings opposite and on the rest of Albany Street and development here could help to improve the appearance of the existing block in relation to the rest of the street.

The existing block would remain the same internally and existing homes would not be affected. The additional levels would be set back from the edge of the building and would be designed to be sensitive and lightweight to cause minimal disruption to existing residents. The building is still subject to structural testing to ensure that the building is suitable for this type of development.

The additional homes at roof level do present an opportunity to improve some aspects of the existing building that don't work so well at the moment:

- The facade of the existing building could be improved as part of the works
- New entrances could be provided to the existing blocks
- Lift access could potentially be provided to the whole block (new and existing homes)
- The courtyard behind Troutbeck could be improved as part of the project

At the moment we are thinking that the proposals can deliver between 15 and 19 new homes. These are planned to be two storey duplex homes that are accessed via the existing staircases and new lifts would be installed to serve new and existing homes. There will be a mixture of larger family units and smaller units.



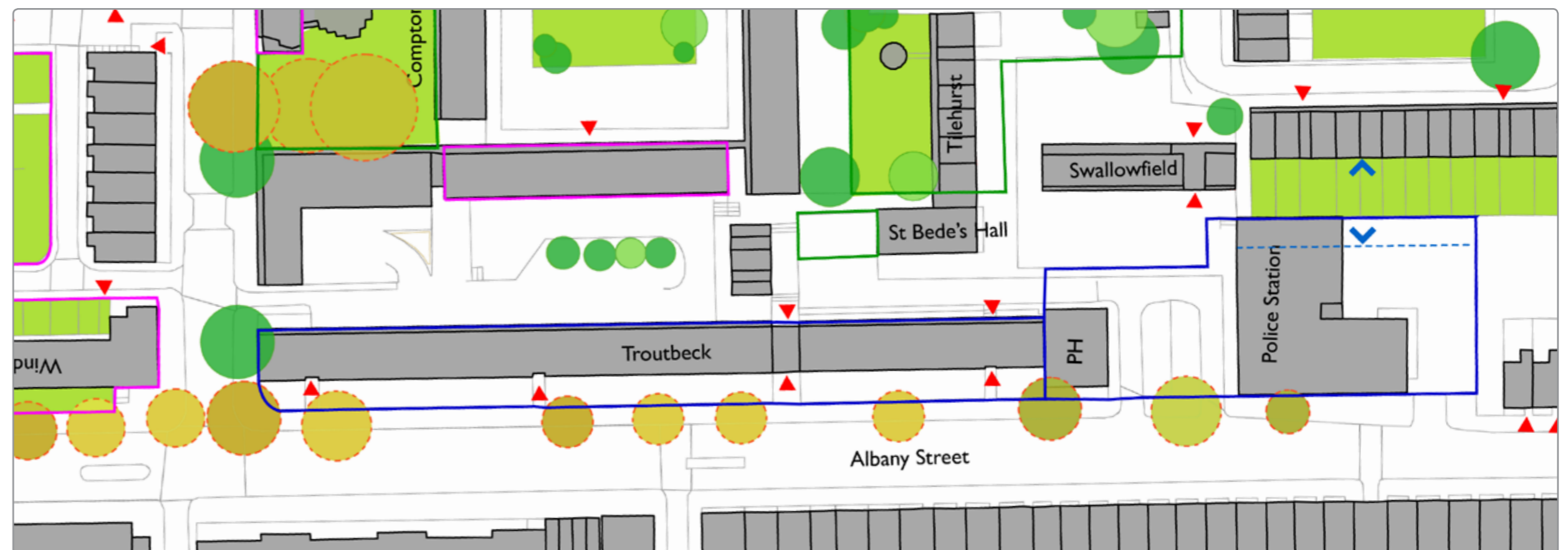
An initial sketch to show what the proposals may look like as seen from Albany Street



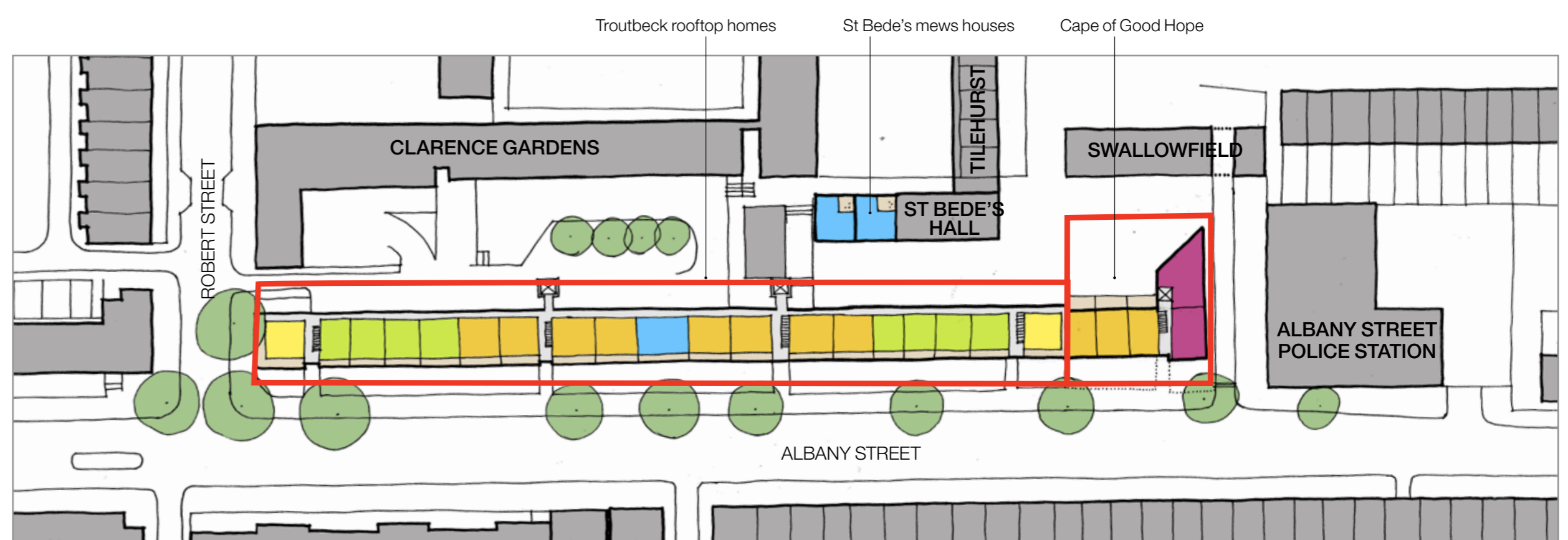
The existing courtyard area behind Troutbeck could be improved as part of the proposals



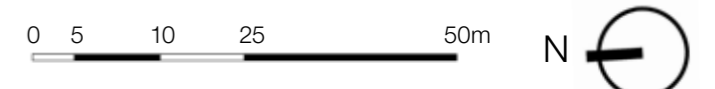
The Cape of Good Hope is in a prominent location and new development here could help to provide an improved entrance to the estate



Existing plan of the area



Plan showing the Troutbeck rooftop homes, Cape of Good Hope redevelopment and the St Bede's mews houses



Section demonstrating Troutbeck overbuild capacity

Site 8: Staveley / Newby rooftop extensions

The area around the existing Staveley and Newby blocks provide an opportunity for new development. The proposals involve the redevelopment of the Staveley block and rooftop development to the Newby block. The existing Staveley block contains 12 bedsits, as part of the proposals these units would be replaced. The council no longer builds new bedsit accommodation and these units would be replaced with 1 bedroom flats.

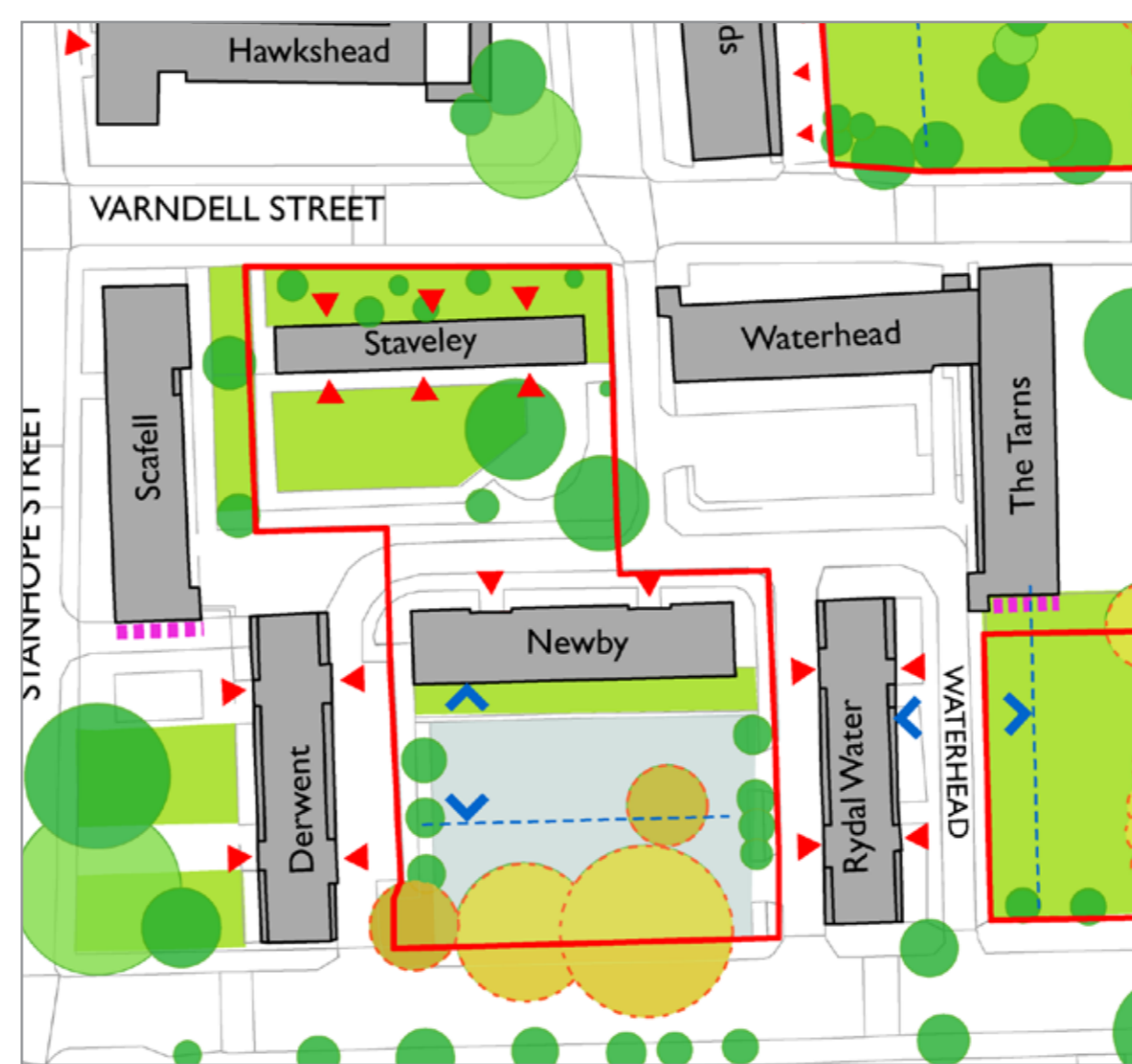
The key issues to be considered in developing any proposals for this site are:

- ensuring that the existing residents of the Staveley block could be moved into suitable accommodation with the right to return to Staveley subject to housing need.
- minimising any negative impacts on existing residents of the Newby block especially during construction of the rooftop extensions.
- There are some large, mature trees in the Robert Street car park area and along the street frontage. These are important in the street scene and the development proposals mean these trees can be retained.

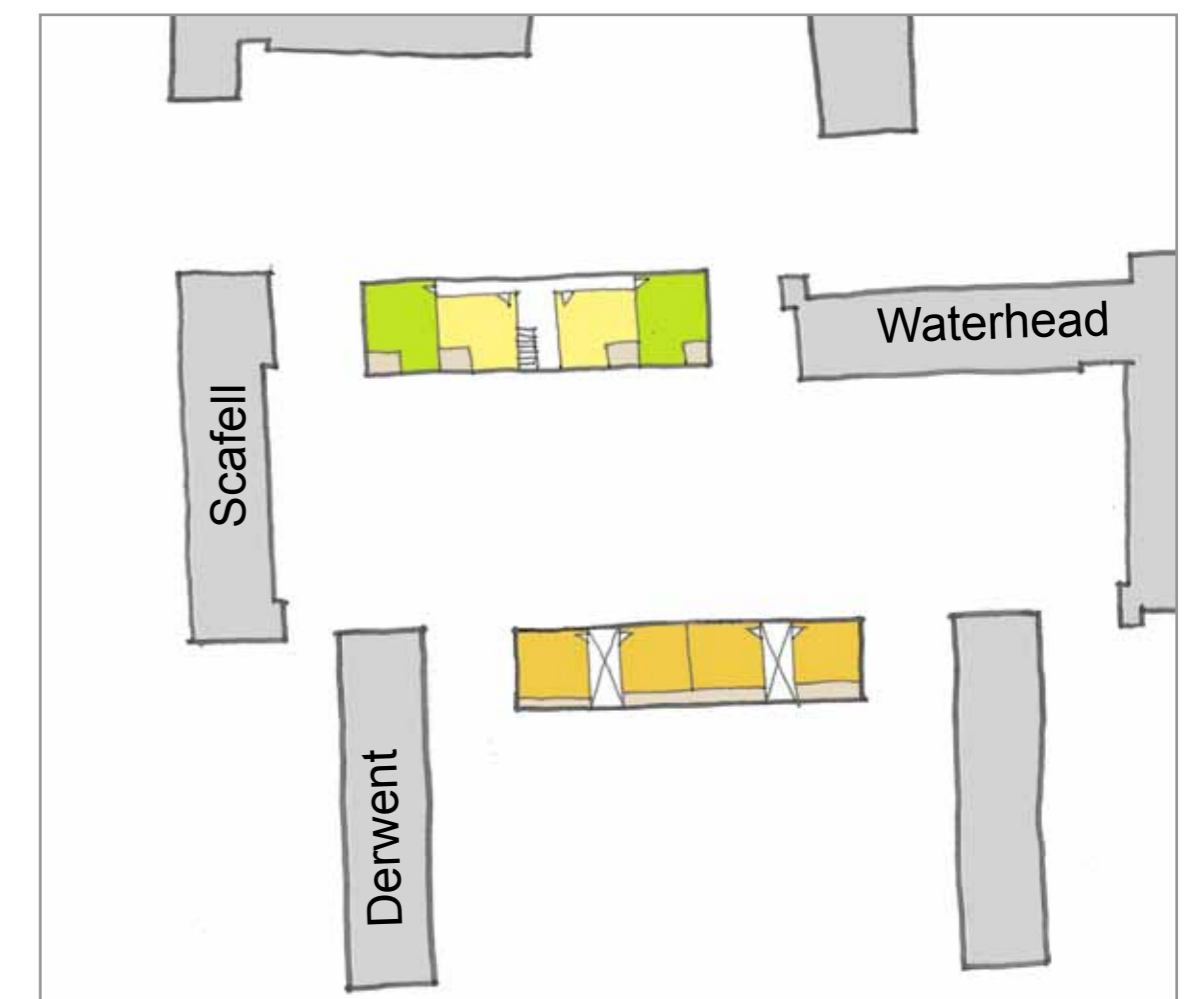
The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that around 18 new homes could be provided on this site in a new 4 storey block where Staveley is currently and in two storeys of rooftop development at Newby.

Key:

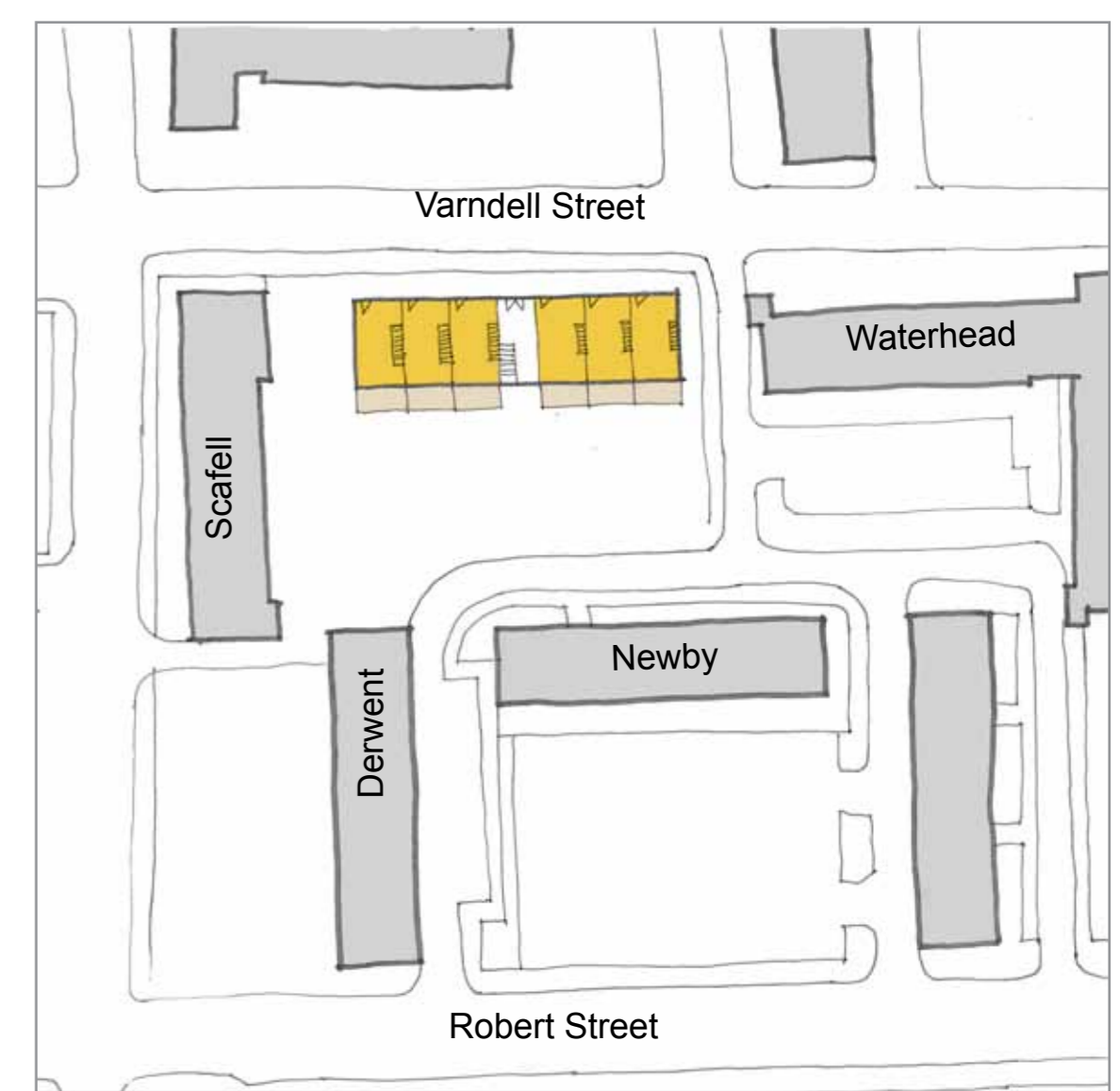
- Trees
- Existing green space
- ▶ Building entrance
- Existing building



Existing plan



Upper floor sketch plan indicating redevelopment of Staveley and potential for overbuilds on Newby



Ground floor sketch plan indicating redevelopment of Staveley



View of the existing Staveley block from Varndell Street



View of the space that fronts onto Robert Street, the existing Newby block can be seen at the back of the space

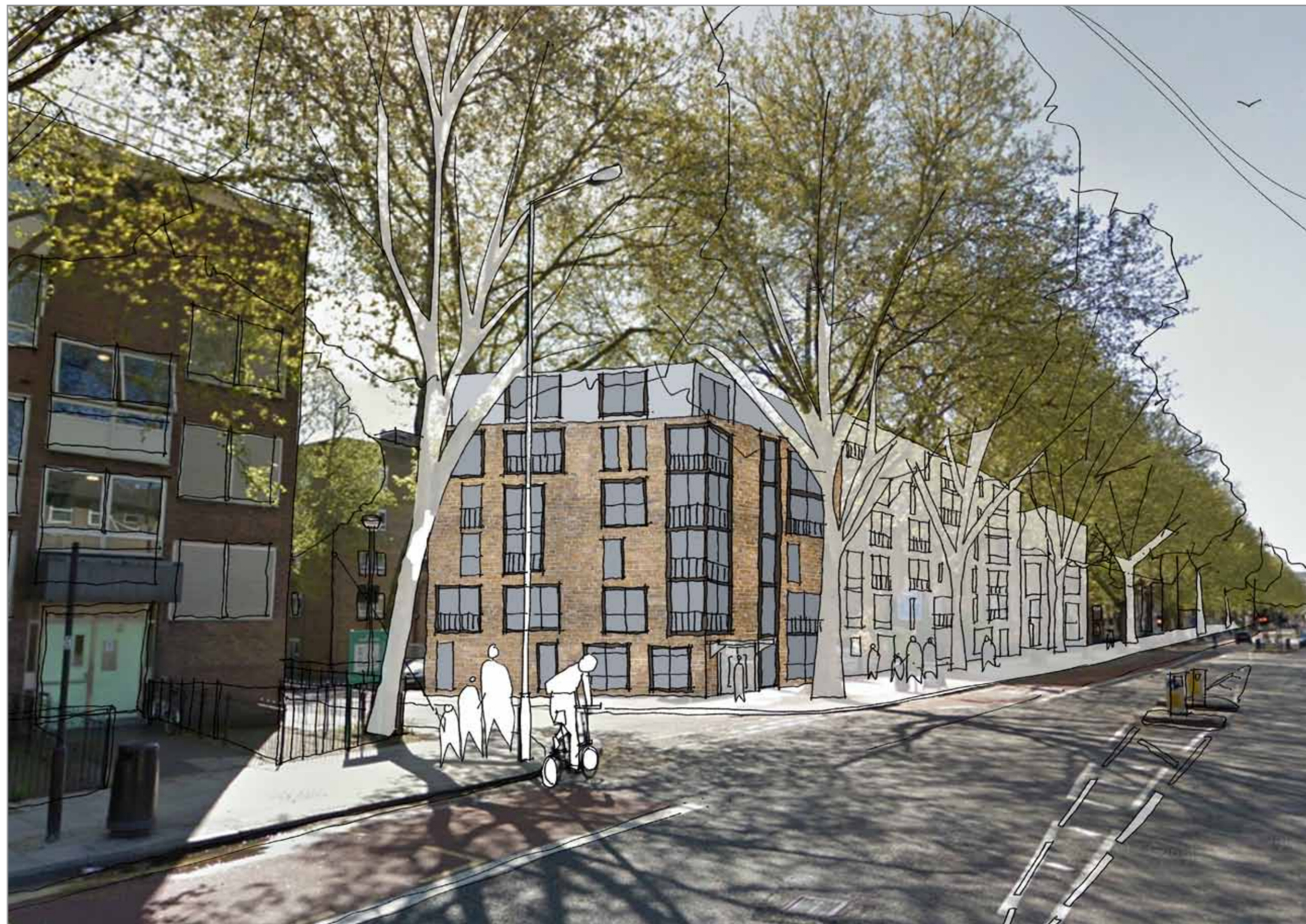
Regent's Park Estate

Site 10: The Victory

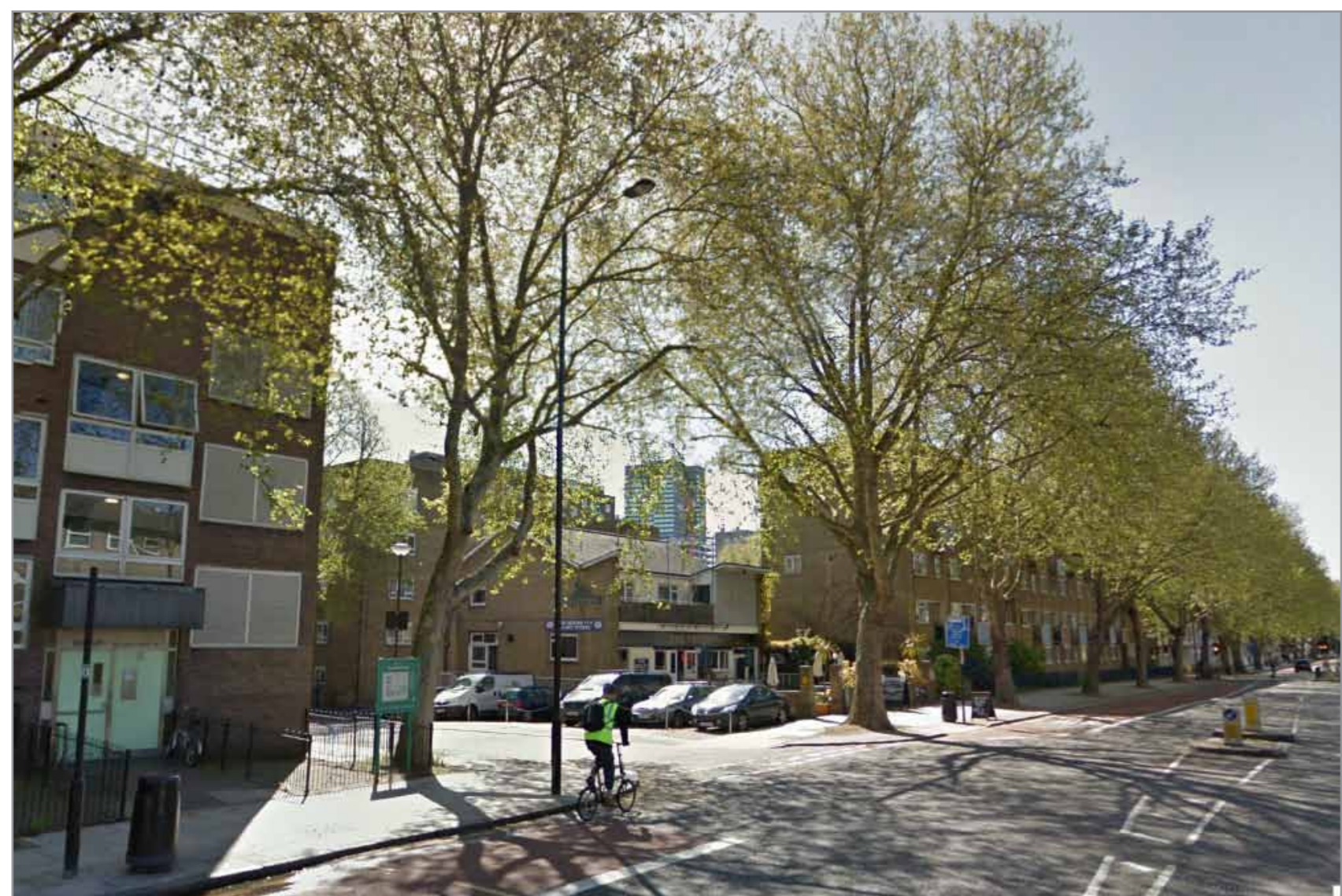
The Victory is a pub with a small patio / garden area that faces Albany Street. Discussions are being had with the leaseholder at the moment and the site could potentially be available for redevelopment to provide a mixture of family homes and smaller units. The Council is also looking at potentially providing a community space at the ground floor of this building as well.

At the moment the Victory steps back from the building line of the rest of the street and development in this location could help to better define Albany Street. Development here could provide a 'corner' for this area and would help to better define and provide overlooking of the footpath that runs from Albany Street to Clarence Gardens. A communal rear garden could be provided to the rear of the new block.

Our initial testing shows that this site could provide between 14 - 17 homes in a mixture of sizes. The new building would match the height of the adjacent Windermere block (5 storeys with a 6th storey set back). The existing mature trees along Albany Street would be retained.



Sketch view indicating what development on this site may look like.



The existing site from Albany Street



Existing plan of the area

Key:

- Trees
- Existing green space
- ▶ Building entrance
- Existing building



The Victory as seen from Nash Street



Proposed plan

Regent's Park Estate

Site 11: St Bede's mews houses

St Bede's is an attractive existing building within the estate which is currently used as a hall and gym. The building is listed and is a positive feature and landmark in this part of the estate. The hall has a blank facade at the rear which faces onto an existing parking area within the courtyard behind Troutbeck. This area is being looked at for its ability to provide new family housing in the form of mews type development.

Our initial work shows that the site could provide two four bedroom homes. These would be mews style family homes with their own private gardens that would be designed to complement and enhance the attractive features of the hall. Development here means that the existing staircase from the hall would need to be reconfigured and we would work with the owners and users of the hall in developing more detailed proposals for this area.

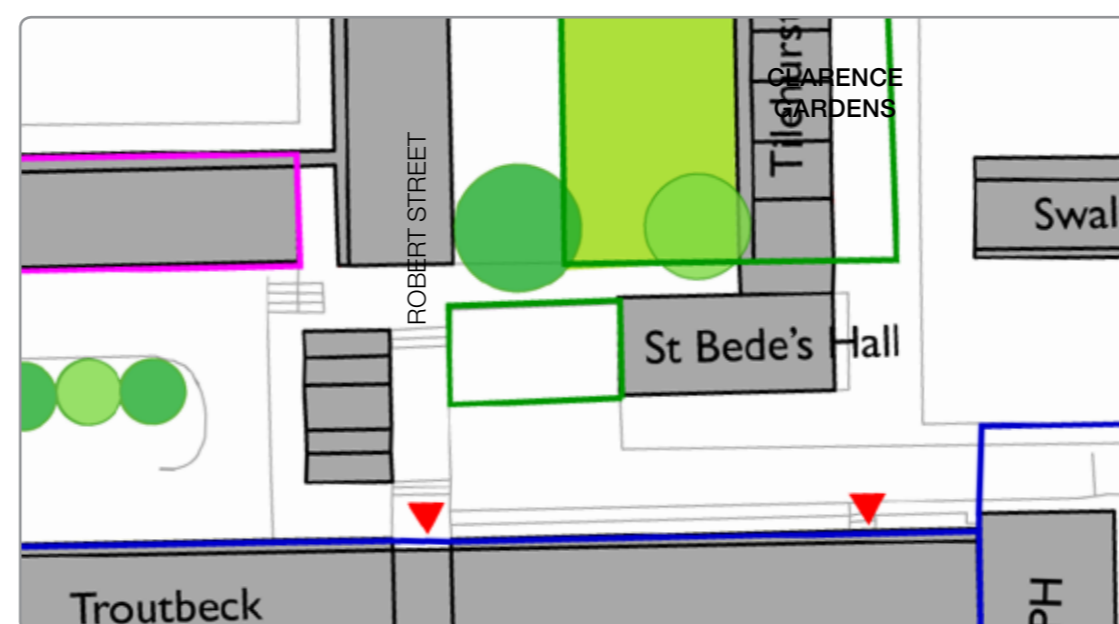
Parking across the estate is underused at the moment and part of the next stages in the development of the new homes would be to look in more detail at a parking strategy for the whole estate. The Council's approach to estate parking is to keep spaces that are currently leased, although the location of these spaces may change.



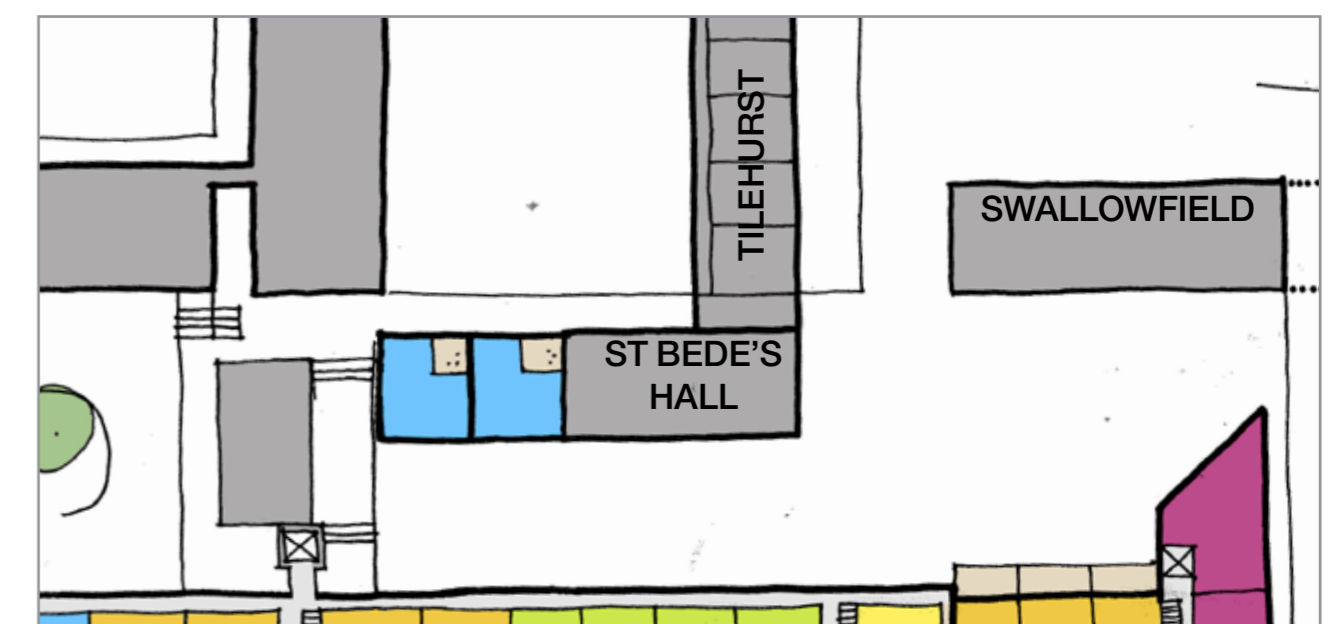
St Bede's is an attractive building within the estate, as seen from Troutbeck



Bird's Eye view of how the area could look post development. Including the Troutbeck rooftop homes and the Cape of Good Hope redevelopment



Plan of the existing area



Plan showing the location and footprint for the new mews houses

Site 9: Camden People's Theatre

The Camden People's Theatre is an existing building that is located outside of the Regent's Park Estate but is very nearby. The upper floors of this building are currently vacant and could be converted to provide residential accommodation. We are discussing proposals with the community theatre group and will ensure that plans will allow the theatre to continue to use the lower floors.

Conversion of the upper floors could provide around 8 new apartments. These will be smaller units (mostly 1 bedroom flats) due to the constraints of the existing building, but would still be designed to meet the minimum space standards required by the Mayor's office.

